

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Survey No. B-4807

### 1. Name

Historic 302 - 328 South Duncan Street  
and / common

### 2. Location

street & number 302 - 328 South Duncan Street  
city, town Baltimore  
state & zip code Maryland 21231 county

### 3. Classification

<b>Category</b>	<b>Ownership</b>	<b>Status</b>	<b>Present Use</b>	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
	<input type="checkbox"/> not applicable	<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

### 4. Owner of Property

name  
street & number  
city, town state & zip code telephone

### 5. Location of Legal Description

courthouse, registry of deeds, etc. Baltimore City Land Records liber  
street & number Clarence Mitchell Courthouse folio  
city, town Baltimore State Maryland

### 6. Representation in Existing Historical Surveys

title  
date federal state county local  
depository for survey records  
city, town state & zip code

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## 7. Description

**Condition**

☐ excellent  
☐ good  
☒ fair

☐ deteriorated  
☐ ruins  
☐ unexposed

**Check One**

☐ unaltered  
☒ altered

**Check One**

☒ original site  
☐ moved:  
date of move: \_\_\_\_\_

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

This row of fourteen two-story, two-bay-wide early Italianate-style houses are typical of a very plain type of small street house built in this neighborhood in the 1870s.

Each house is two stories in height, 12' wide and occupies a lot 53' deep. Each house is only two-rooms deep and there is no backbuilding. The houses are constructed in common bond and were always painted. All but one has been covered with formstone. They have shed roofs and a brick cornice consisting of several rows of progressively recessed stretcher bricks (now covered with sheet metal) set above a frieze area decorated with brick modillions. Each house has a single hooded chimney located at the rear corner of the houses. The door and window openings have flat wood lintels and sills. All windows are filled with modern 1/1 replacement sash. Many of the original single-light doorway transoms have been covered over and no original doors remain. The houses have no basements and each house is reached either directly from the street or by one concrete step.

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**Maryland Inventory of Historic Properties Form**

Survey No. B-4807

## 8. Significance

Period	Area of significance	check one & justify			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input checked="" type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion	
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science	
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture	
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input checked="" type="checkbox"/> social/	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian	
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration	<input type="checkbox"/> philosophy	<input type="checkbox"/> theatre	
<input type="checkbox"/> 1900	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation	
		<input type="checkbox"/> invention		<input type="checkbox"/> other: specify	

Specific dates      c. 1870 - 1875

Builder/Architect

Prepare both a summary paragraph of significance and a general statement of history and support.

This group of early Italianate-style houses is significant in that it represents a most modest kind of small street house built at a time when large three-story Italianate-style houses were going up on the main streets, especially around newly developing parks and squares, like nearby Madison Square.

The houses were built according to a pattern that was quite common to the city's working class neighborhoods of the period 1870 to 1910. Recognizing that workers held different levels of jobs (and pay), builders created a hierarchy of house sizes (and prices) in the new neighborhoods going up to serve the expanding factory districts ringing the harbor and northeast of the central city. Builders acquired anywhere from an eighth to a half of a city block and built 14' to 15'-wide three-story houses on the main streets, and smaller, 11' to 13'-wide two-story houses on the narrower streets bisecting the blocks. Typically, in this period, main street houses might sell for \$2,000 to \$3,000; small street houses for \$600 - \$800. Occasionally, the builder retained ownership of his small street houses to provide income for himself as rental properties, or sold them to other investors. In this way people of varying means could afford to live in the same block. If they couldn't afford the purchase price of the small street houses, then they *could* afford the \$8 or so a month it would cost to rent one, while they saved to be able to buy their own home later.

The land on which these houses are built originally belonged to the Patterson family as part of their 18<sup>th</sup> century estate, which also included the land given by the family to the city for Patterson Park. In the 1870s and 1880s the Patterson heirs began developing this block by leasing parcels to various builders who constructed modestly-scaled and priced housing for the mainly German immigrant families who were settling near the port-related industries of Canton. Most of the houses sold to mainly German-American semi-skilled tradesmen and laborers employed in nearby factories, who received mortgages from a variety of local building and loans, many of them sponsored by the German community.

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**Maryland Inventory of Historic Properties Form**

Survey No. B-4807

## 9. Major Bibliographic References

Mary Ellen Hayward and Charles Belfoure, *The Baltimore Rowhouse*  
(New York: Princeton Architectural Press, 1999)

## 10. Geographic Data

Acreage of nominated property

Quadrangle name

Verbal boundary description and justification

## 11. Form Prepared by

name / title Dr. Mary Ellen Hayward

Organization The Alley House Project

street & number 1306 Carrollton Ave.

city, town Baltimore

date

telephone

state & zip code Maryland 21204

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of property rights.

Return to:

DHCP/DHCD

Maryland Historical Trust

100 Community Place

Crownsville MD 21032-2023



302-328 S. Duncan St  
BALTO. MD

B-4807  
302-328 S. Duncan Street  
Block 1766, Lots 066-079  
Baltimore City  
Baltimore East Quad.





302-328 S Duncan

FPD

.00

1041

B-4607

302-328 S. Duncan St.

BALTO. MD

C. Belfoure

10/97

1/2





A black and white photograph of a two-story brick building. The building features a white door with a decorative glass insert and a white frame. Above the door is a small white sign with the number '302'. There are three windows: two on the second floor and one on the first floor to the right of the door. The building has a dark brick facade and a decorative cornice at the top. A sidewalk is visible in the foreground.

302

302 S Duncan

FP10

B-4807

302 S. Duncan St.

BALTO. MD

8

C. Belfrage

10/97

2/2

103334